

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**MAY 13, 2010 (6:30PM)**  
**AGENDA**

**1. CALL BOARD MEETING TO ORDER**

**2. REQUEST BY OWNERS IN ATTENDANCE OR VIA CORRESPONDENCE OR PHONE (unless it's an emergency, it'll be put on next month's agenda)**

Each unit has about 3 minutes to address their concern to the Board

#253 Owners Only

#256 Tankless water heater

**3. APPROVAL OF PRIOR MEETING MINUTES**

**4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)**

See Financial Statement and/or Balance Sheet;

Operating Expenses about 4% below budget

**5. OLD BUSINESS (Board to consider, review and possibly vote on...)**

- Slab leak; Clarification of responsibility & insurance & possible reimbursement (Craig)
- List of dry rot repair for Sea View: none at this time
- #104 (Gardea) moisture in unit;
- 7606 retaining wall, Per Ehlen, rec'd word on 5/6/10 that plans approved by City last week, .  
To date: Ehlen \$5,133+; Seaview \$1,690+; Earth Systems \$12,709+; Kimble Plumb \$1,232+;  
City of Goleta \$294+  
Per Ehlen, plans being drawn, to be submitted to City week of 4/8/10
- Gates – separate system for pool, exercise, and entry
- Fumigation? 7630 in 99; 7606 in 5/00; 7634 in 5/01; 7620 in 7/02; 7632 in 5/03; 7602 in 6/04;  
7610 in 9/04; 7636 in 5/07; 7624 in 5/08; **to do 7626, 7628, 7638, 7640?** (reported of termites in  
2009 – 7606; 2010 – 7630)

**6. NEW BUSINESS (Board to consider, review and possibly vote on...)**

- Reroofing 7636 and/or 7638? Bids from Home Roofing, Action Roofing, Tower Roofing
- Extra step for 7620 #224 at entry off of front porch(\$560.50)
- New sign for recycling area (Mike A 4/14/10)
- Bats
- Recording liens
- Reserve Study
- Assessment, income, expense, budget, management, maintenance, repairs of the development
- Other items to be put on next month's agenda (reroofing 7636 & 7638)

**7. EXECUTIVE SESSION**

- Late payers through end of last month (balances of \$500 or more): 10 units
- Foreclosure / Trustee Sale #213 delayed to 4/14/10
- Legal opinion on slab leak
- Small Claims on bal due

**8. ADJOURNMENT (Scheduled meeting – Next Meeting on 6/10/10 @ 6:30PM)**

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